

# HOTEL KRISTAL UMAG

*for sale through Hypo-Alpe-Adria Bank d.d.*

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## General Data

- Total capacity: 84 rooms
- Category: three stars (\*\*\*)
- Built / Last renovation: 1969 / 1998
- Micro location / architectural characteristics: Hotel Kristal is located in the peaceful old Umag city centre, exactly at the bay coast. Three sides of the property are surrounded by sea because of hotel' specific position. On the opposite side of the hotel there is a big ACY marina Umag.
- Land area:
- Net built area: 3,960 sq. m.
- Outdoor swimming pool with adequate buildings and walking area: 3,100 sq. m.
- Parking area: 1,134 sq. m.
- Gross built area: 9,229.9 sq. m.
- Last renovation: The hotel reconstruction finished in 1998 including reconstruction of the entrance, lobby bar, restaurant area, kitchen, fitness centre, hairdresser salon, shops and conference salon. Indoor and outdoor swimming pool, parking and walking areas were built two years after, in 2000.

**Accommodation units:** All rooms have the sea-view. The rooms are equipped with heating, direct line telephone, TV, mini bar, SOS and hairdryer. Whole property is air-conditioned, as the public spaces as well as all rooms.

**Front office:** Functionally it is opposite of the main hotel entrance using 35 sq. m of space. The exchange office and the info-point are in this area. There is the piano-bar too. In this area, there are two elevators connecting the reception with all seven floors that property has.

## **Summary:**

Hotel Kristal is a business oriented three-star resort hotel located in the Umag city on the West coast of the most developed tourism county that comprises more than 1/3 of the total Croatia's tourism turnover.

The property has 84 accommodation units with modern equipment that are because of the hotel position turned towards the sea. The hotel is completely renovated in 1998 and two years later the additional construction of indoor and outdoor swimming pool, parking and walking areas was finished. Concerning the investments done, immediately after the renovation the application for four star category was made to the Ministry of tourism.

Hotel was built in accordance with the urban area planning standards (PUP) and harmonized with all architectural and other protection plans.

The city hotel is partially oriented to business segment and has modern congress halls with around 300 seats. Five restaurants within the hotel have the excellent gastronomy offer by which the hotel is known in wider region. Two swimming pools and well equipped sport and recreational facilities offer variety of active holidays, entertainment and recreation.

**The hotel has no liabilities to the creditors. It is on sale in the form of the real estate or as a newly-founded company (on the wish of the investor).**

**In case of interest please contact Business Unit Investment Banking. Information memorandum is available on request against declaration of interest (no exclusive mandat).**

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